

A G E N D A

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

Wednesday, September 26, 2007 6:00 p.m.

City Hall Council Chambers

1101 Texas Ave.

College Station, Texas 77840

1. Call meeting to order.
2. Consideration, discussion and possible action of absence request from meeting.
3. Hear visitors.
4. Presentation, possible action, and discussion to approve minutes from the Construction Board of Adjustments and Appeals Meeting from Monday April 23, 2007.
5. Public hearing, presentation, possible action, and discussion of a variance request to Section 403.1 of the 2006 International Plumbing Code for 2118 Welsh Avenue. Case # 07-2840
6. Discussion and possible action on future agenda items - A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.
The Construction Board of Adjustments and Appeals may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this The Construction Board of Adjustments and Appeals meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of The Construction Board of Adjustments and Appeals of College Station, Texas will be held on the 26th day of September, 2007 at 6:00 p.m. at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the day of , 2007 at p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of The Construction Board of Adjustments and Appeals of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda was posted on, at and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2007.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the day of _____, 2007.

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.

MINUTES

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

23 April 2007

6:00 P.M.

City Hall Council Chambers

MEMBERS PRESENT: Chairman Dan Sears, Vice Chairman Frank Cox, Commission Members Larry Patton, Mike Lane, and David Hart.

MEMBERS ABSENT: None

STAFF PRESENT: Building Official Chris Haver, Fire Marshall Eric Hurt, City Attorney Angela Deluca, IT Representative Dan Merkel, and Staff Assistant Mandi Alford.

OTHERS PRESENT: None

AGENDA ITEM NO. 1: Call meeting to order.

Chairman, Dan Sears, called the meeting to order at 6:00 p.m.

AGENDA ITEM NO. 2: Consideration, discussion and possible action on absence request for meeting.

All were present; no action taken.

AGENDA ITEM NO. 3: Hear visitors for items not on agenda.

None

AGENDA ITEM NO. 4: Consideration, discussion, and possible action to approve minutes from Construction Board of Adjustments and Appeals meeting from Monday, March 19, 2007.

Larry Patton motioned to approve the minutes; Frank Cox seconded the motion, which passed unopposed (5-0).

Chairman Dan Sears opened the public hearing for Item # 5.

AGENDA ITEM NO. 5: Public Hearing, presentation, possible action and discussion on a recommendation to City Council regarding the 2006 International Fire Code (IFC) and related amendments.

Fire Marshall Eric Hurt presented an overview of the changes in the 2006 IFC and related amendments.

Larry Patton motioned to approve the item as submitted; Mike Lane seconded the motion, which passed unopposed (5-0).

Dan Sears Closed the public hearing for Item # 5.

Dan Sears opened the public hearing for Item # 6.

AGENDA ITEM NO. 6: Public Hearing, presentation, possible action and discussion on a recommendation to City Council regarding the National Fire Protection Association's Life Safety Code 101 and related amendments.

Fire Marshall Eric Hurt presented an overview of the changes to the National Fire Protection Association's Life Safety Code 101 and related amendments.

Frank Cox motioned to approve the item as submitted; Larry Patton seconded the motion, which passed unopposed (5-0).

Dan Sears closed the public hearing for Item # 6.

AGENDA ITEM NO. 7: Discussion and possible action on future agenda items - A Construction Board member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

~ 2005 NEC Discussion

AGENDA ITEM NO. 8: Adjourn.

Larry Patton motioned adjourn the meeting; Frank Cox seconded the motion; which passed unopposed (5-0). Meeting was adjourned at 6:41 p.m.

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS
April 23, 2007 - Minutes

APPROVED:

Chairman: Dan Sears

ATTEST:

Staff Assistant: Mandi Alford

Construction Board of Adjustments and Appeals

Staff Report

Item: Public hearing, presentation, possible action, and discussion of variance case # (07-2840), request to modify Section 403.1 of the 2006 International Plumbing Code (IPC).

Applicable Code Section: 403.1 – Establishes the minimum number of plumbing fixtures required for each building or structure.

Item Background: This variance request involves the proposed construction of new bathroom facilities at the A&M Consolidated High School Stadium. The proposal is to replace insufficient existing bathroom facilities with new bathroom facilities on both the home and visitor sides of the stadium. The College Station Independent School District proposed increasing the total number of fixtures to help accommodate the 3150 seats on the home side and 1950 on the visitor side of the stadium. Though the proposal moves the facility nearer to compliance the number proposed remains nearly half the required amount required by Table 403.1 of the 2006 International Plumbing Code. The code states that additions, alterations, renovations, or repairs to any plumbing system shall conform to that required for a new plumbing system.

The specific variance request is to allow for restroom facilities with the plumbing fixture count as listed below:

Proposed Plumbing Fixture Counts

Plumbing Fixture Requirements under 2006 International Plumbing

Home	Water Closets	Lavatories		Home	Water Closets	Lavatories
Men * (1575)	11	4		Men * (1575)	21	8
Women * (1575)	21	6		Women * (1575)	40	11
Visitors	Water Closets	Lavatories		Visitors	Water Closets	Lavatories
Men * (975)	8	3		Men * (975)	13	5
Women * (975)	15	5		Women * (975)	24	7

* 3150 Home Seats / 2 = 1575

* 1950 Visitors Seats / 2 = 975



CITY OF COLLEGE STATION
Planning & Development Services

FOR OFFICE USE ONLY
CASE NO.: 01-2840
DATE SUBMITTED: 9-10-07

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS

Variance Application Form

MINIMUM SUBMITTAL REQUIREMENTS:

- ☐ Filing Fee of \$480.00.
- ☐ Application form completed in full*
- ☐ Request form completed in full

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name: JON HALL
Mailing Address 2000 WELSH AVE. City COLLEGE STATION
State TX Zip Code 77840 E-Mail Address jhall@csisd.org
Phone Number (979) 694-5610 Fax Number (979) 764-5432

PROPERTY OWNER'S INFORMATION:

Name COLLEGE STATION INDEPENDENT SCHOOL DISTRICT
Mailing Address 1812 WELSH AVE. City COLLEGE STATION
State TX Zip Code 77840 E-Mail Address —
Phone Number — Fax Number —

LOCATION OF PROPERTY:

Address 2118 WELSH AVE., COLLEGE STATION, TX 77840
Lot — Block — Subdivision —

Description (if there is no lot, block and subdivision)

A&M CONSOLIDATED HIGH SCHOOL FOOTBALL STADIUM

Action Requested

APPROVE VARIANCE TO ALLOW FOR CONTINUED
PLANNING AND CONSTRUCTION OF NEW RESTROOM FACILITIES
AS PER ATTACHMENT WITH ADJUSTED PLUMBING FIXTURE
COUNTS.

Applicable Ordinance Section

2006 INTERNATIONAL PLUMBING CODE - TABLE 403.1, TITLED
"MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES"

*Note: Additional materials may be required of the applicant such as site plans, elevations, or floor plans. The Building Official shall inform the applicant of any extra materials required.

CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS

VARIANCE REQUEST FORM

The following specific variation from the ordinance or technical codes is requested:

2006 INTERNATIONAL PLUMBING CODE REQUIRES MORE
PLUMBING FIXTURES THAN NEEDED FOR THIS FACILITY. REQUEST
IS TO ADJUST THE NUMBERS REQUIRED TO A MORE REASONABLE LEVEL

This variance is necessary due to the following special conditions and circumstances:

TIGER FIELD ONLY REACHES CAPACITY 6 TIMES PER YEAR, FOR
A FEW HOURS EACH TIME. ALL OTHER EVENTS ARE 60% OR LESS OF
CAPACITY.

The above stated special conditions and circumstances do not result from the action or inaction of the applicant by virtue of the following fact(s):

WE ARE STILL IN THE PLANNING AND DESIGN PHASE. NO ACTION
HAS COMMENCED YET OTHER THAN DESIGN DISCUSSIONS.

Granting this variance will not confer any special any special privilege that is denied by the technical codes to other buildings, structures, or service systems by virtue of the following fact(s):

THE LIMITED USE OF THIS FACILITY AT CAPACITY DOES NOT JUSTIFY THE
ADDITIONAL COST OF NEARLY DOUBLING THE FIXTURE COUNTS.

This request is the minimum variance that will make possible the reasonable use of the building, structure, or service system by virtue of the following fact(s):

IF ACCEPTED, THIS VARIANCE WOULD STILL BE TRIPLING THE EXISTING
NUMBER OF FIXTURES. 2006 I.P.C. WOULD INCREASE THE NUMBER
BEYOND WHAT IS REASONABLE.

This variance will be in harmony with the with the general intent an purpose of the technical codes and will not be detrimental to the public health, safety and welfare by virtue of the following fact(s):

BY TRIPLING THE NUMBER OF EXISTING FIXTURES, AS WELL AS
ADDING A FAMILY RESTROOM ON EACH SIDE, THE SPIRIT AND
INTENT OF THE CODES WOULD BE SATISFIED WITH REGARDS
TO HEALTH, SAFETY, AND WELFARE OF OUR COMMUNITY.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.

Jon E. Hall
Signature and Title
CONSTRUCTION PROJECT MANAGER
COLLEGE STATION I.S.D.

9.10.07
Date

**College Station Independent School District
Athletic Stadium Restroom Study**

Existing Seating:

Home	3146	(1573 men and 1573 women)
Visitors	1928	(964 men and 964 women)

Existing Restroom Facilities:

		Water Closets	Urinals	Lavatories
Home:				
1573	Men	3	7	2
1573	Women	7	n/a	2
Visitors:				
964	Men	2	5	2
964	Women	5	n/a	2

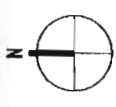
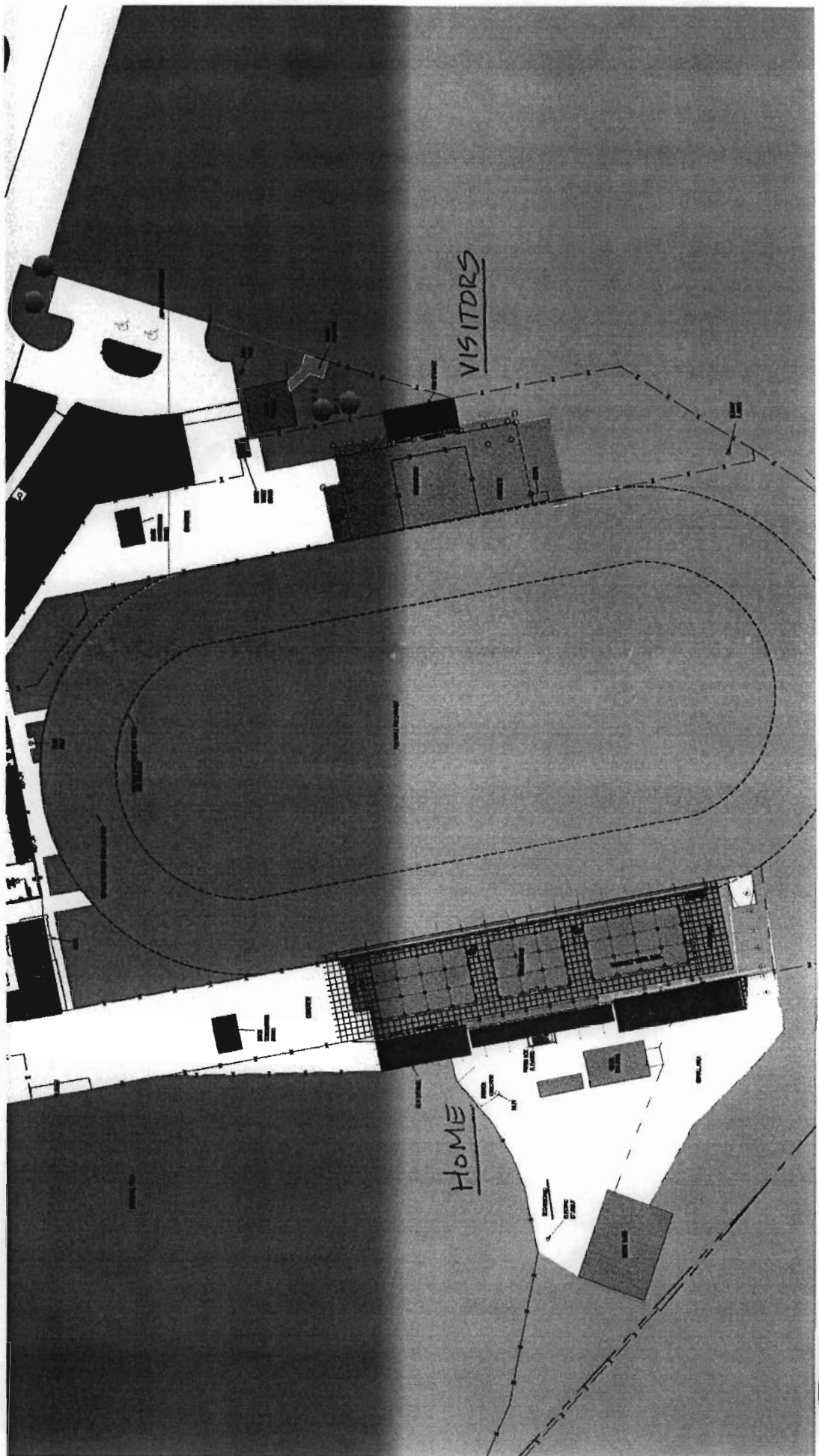
Requirements under 2006 International Plumbing Code:

		Water Closets	Urinals	Lavatories
Home:				
1573	Men	21 (7)	0 (14)	9
1573	Women	39	n/a	11
Visitors:				
964	Men	13 (5)	0 (8)	5
964	Women	25	n/a	7

Note: Code allows substitution of a urinal for a water closet. For planning purposes, a ratio of one third water closets to two thirds urinals is common for men's restrooms. This would make the home men's counts 7/14 and visitors 5/8.

Proposed Variance to 2006 International Plumbing Code:

		Water Closets	Urinals	Lavatories
Home:				
1573	Men	4	7	4
1573	Women	21	n/a	6
	Family	1	n/a	1
Visitors:				
964	Men	2	6	4
964	Women	15	n/a	5
	Family	1	n/a	1



1 NEW SITE
SCALE: 1:60

new site

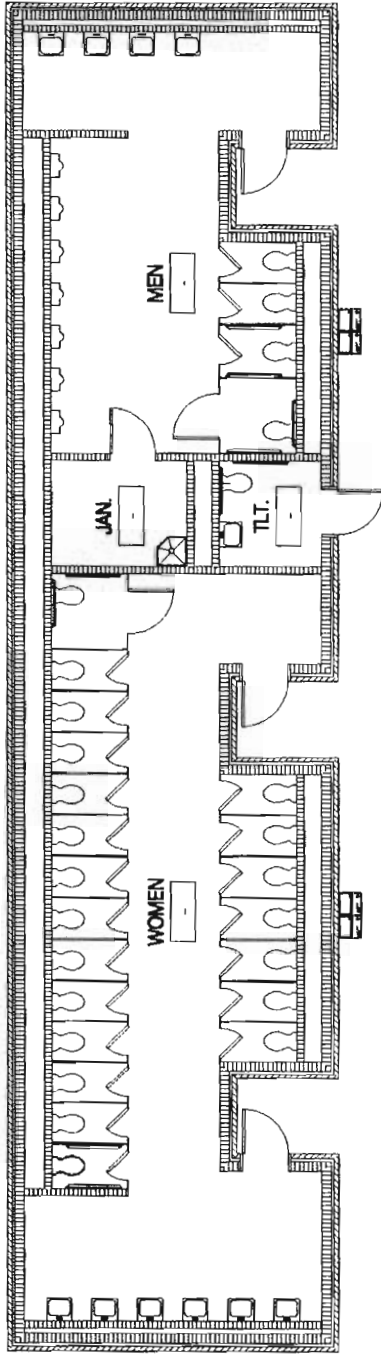


PRESS BOX + RR RENOVATIONS - COLLEGE STATION ISD - COLLEGE STATION, TEXAS

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08.23.07

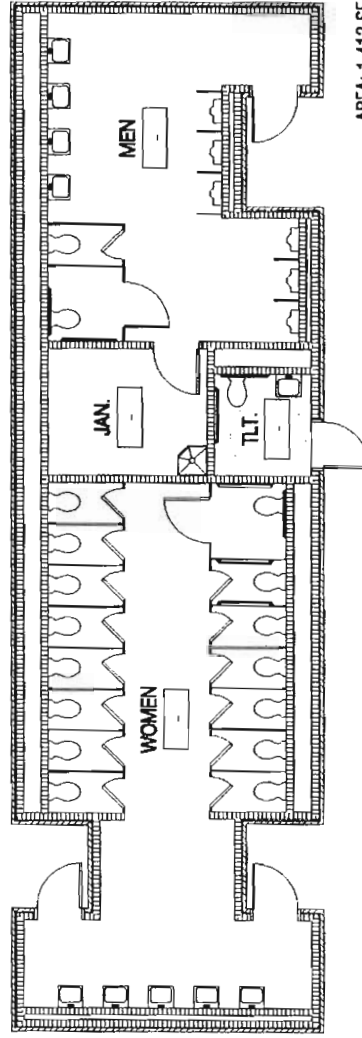




AREA: 1,957 SF

1 NEW HOME RESTROOM

SCALE: 1/8"=1'-0"



AREA: 1,412 SF

2 NEW VISITOR RESTROOM

SCALE: 1/8"=1'-0"

new plan



35A

08.23.07

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